

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**July 11, 2013  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**PUBLIC HEARINGS**

1. PLN 13-0156, VALLEY PROPERTY NEW SINGLE FAMILY RESIDENCE - 1900 BUTTNER ROAD (20 minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing for an Architectural Review permit to consider approval of an architectural review permit for a new 4,346 square foot two-story single family home (3,508 square feet of living space, 748 square feet of garage area, and 90 square feet of covered porch). The proposed lot coverage would be 14%, where the maximum allowed is 30% and the proposed floor area ratio (FAR) would be .18 where the maximum allowed is .40. Assessor's Parcel Number 164-052-001.

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

## **STUDY SESSIONS**

1. PLN 13-0176, MEGAN TERRACE SUBDIVISION STUDY SESSION, 41 & 55 KATIE COURT AND 160 & 170 CLEVELAND ROAD (30 Minutes)

[Staff Report](#)  
[Attachment A-1](#)  
[Attachment B-1](#)  
[Attachment C-1](#)  
[Attachment D-1](#)  
[Attachment E-1](#)  
[Attachment F-1](#)  
[Attachment G-1](#)

Study session to consider a proposed 28-unit, townhouse style, subdivision that would replace four existing single family residences on a site designated in the General Plan for medium density multi-family residential use (20-29.9 units per acre). The proposed density would be approximately 25.2 units per net acre when all four existing parcels are combined. Preliminary development plans for the site indicate that the residential units would be three stories in height (maximum proposed height of 39 feet) and located in six buildings, each with individual two car garages, with access from a newly improved private street on the project site. The zoning for the site is *Planned Unit Development PUD 410* and the site is comprised of Assessor's Parcel Number's: 149-100-042, 043, 062, 064. No action will be taken since this is a study session.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on July 18, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.